

(CITY SEAL)  
ATTLEBORO PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
OCTOBER 17, 2016

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In accordance with the provisions of §17-15.0 SITE PLAN REVIEW of the City of Attleboro Zoning Ordinance, as amended, a public hearing will be held on **Monday, October 17, 2016 at 6:30 p.m.** in the **Municipal Council Chambers**, located in **City Hall, 77 Park Street, Attleboro, MA 02703**, relative to the following:

The application of **Arista Development, LLC** for a Major Project Site Plan Review pursuant to the provisions of §17-15.0 SITE PLAN REVIEW of the ZONING ORDINANCE, for the demolition of an existing residential dwelling, as well as the construction of a new retail auto parts store measuring 3,225± square feet, 33 off-street parking stalls, and associated landscaping, utilities, grading and stormwater management systems; the subject premises being located at **152-156 Pleasant Street**, more specifically Assessor's plat #52, lots #51, 51A, and 51B, located in the General Business zoning district.

The application and plans may be reviewed in the Department of Planning and Development located on the first floor of City Hall. Any person interested or wishing to be heard on the application may appear at the public hearing at the time and place designated above.

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**Paul Danesi**  
**Chairman**

PLEASE BILL TO CITY OF ATTLEBORO 508.223.2222  
PLEASE PRINT UNDERLINED WORDS IN **BOLD PRINT**  
PLEASE RUN AD ON **October 10, 2016**



# City Of Attleboro, Massachusetts

## PLANNING BOARD

GOVERNMENT CENTER, 77 PARK STREET  
ATTLEBORO, MASSACHUSETTS 02703  
TEL 508.223.2222 FAX 508.222.3046

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## AGENDA OCTOBER 17, 2016 6:30 P.M.

- |  |                              |
|--|------------------------------|
| 1A. JOINT PUBLIC HEARINGS: NONE SCHEDULED  | <u>DEADLINE</u>              |
| 1B. JOINT PUBLIC HEARINGS HELD OPEN: NONE SCHEDULED  | <u>DEADLINE</u>              |
| 2A. PUBLIC HEARINGS: NONE SCHEDULED  | <u>DEADLINE</u>              |
| 2B. PUBLIC HEARINGS HELD OPEN:   | <u>DEADLINE</u>              |
| a. Marett & Sons, Inc., "DEER RUN ESTATES" §81W Definitive Subdivision Plan  | 1/14/17                      |
| b. Texas River Realty, Inc. - "NICHOL AVENUE EXTENSION"  | 12/19/16                     |
| 3A. SITE PLAN REVIEW PUBLIC HEARINGS:  | <u>DEADLINE</u>              |
| a. Arista Development, LLC – Major Site Plan Review, 152-156 Pleasant Street   | Deadline to close → 11/7/16  |
| 3B. SITE PLAN REVIEW PUBLIC HEARINGS HELD OPEN:  | <u>DEADLINE</u>              |
| a. SOWA, LLC – Major Site Plan Review, 1 Highland Avenue & 5 Route 1A  | Deadline to close → 11/7/16  |
| b. Interplex Etch Logic – Major Site Plan Review, 54 Venus Way   | Deadline to close → 10/17/16 |
| 4. PENDING APPLICATIONS/MATTERS: NONE SCHEDULED  | <u>DEADLINE</u>              |
| 5. FORM A PLANS: NONE SCHEDULED  | <u>DEADLINE</u>              |
| 6. APPOINTMENTS TO SPEAK:  |                              |
| a. Sean McNamara – "STONE FIELD ESTATES" Subdivision   |                              |
| 7. STAFF REPORT: TO BE EMAILED PRIOR TO MEETING  |                              |
| 8. CORRESPONDENCE:   |                              |
| a. Letter from Planning Board Clerk Lauren Stamatis, dated October 4, 2016, to City Clerk Stephen Withers, regarding the continuance granted to November 7, 2016 for the Major Site Plan Review application filed by SOWA, LLC for "SHOPS ON WASHINGTON." (See Agenda item #3Ba) |                              |
| b. Certificate of Vote from Planning Board Clerk Lauren Stamatis, dated October 11, 2016, to City Clerk Stephen Withers, regarding the construction deadline extension granted to October 31, 2016 for the "BRIGHAM HILLS" definitive subdivision.                               |                              |
| 9. PERFORMANCE BOND CORRESPONDENCE:  |                              |
| a. Letter from Planning Board Clerk Lauren Stamatis, dated May 6, 2016, to Public Works Superintendent Lance Hill, forwarding Mr. Case's request for a <b>FINAL</b> release of funds relative to the "PALM STREET EXTENSION" plan.   |                              |
| b. Letter from Planning Board Clerk Lauren Stamatis, dated August 11, 2016, to Superintendent Lance Hill of the Department of Public Works, forwarding the request for a <b>PARTIAL</b> release of funds relative to the "STONE HAVEN" subdivision.                              |                              |
| c. Letter from Planning Board Clerk Lauren Stamatis, dated September 29, 2016, to Public Works Superintendent Lance Hill, requesting an updated bond amount for the "STONE FOREST ESTATES" subdivision.  |                              |

- d. Cover letter and Tripartite Agreements from attorney Joseph M. Antonellis, dated August 2, 2016 (received August 4, 2016), to City Solicitor Robert S. Mangiaratti, Esq., relative to the “Rollings Hills, VI” and “Deer Run Estates” subdivisions.
  - e. Covenant Release Form submitted via email by Paulette Rioux of Marette & Sons, Inc., received August 30, 2016, to the Planning Board, relative to the Definitive Subdivision entitled “Rolling Hills Estates, VI.”
  - f. Covenant Release Form submitted via email by Paulette Rioux of Marette & Sons, Inc., received August 30, 2016, to the Planning Board, relative to the Definitive Subdivision entitled “Deer Run Estates.”
- 10. MISCELLANEOUS PENDING CORRESPONDENCE: NONE**
- 11. PLANNING BOARD COMMITTEES:**
- 11A. COMPREHENSIVE PLAN COMMITTEE:**
  - 11B. ORDINANCE COMMITTEE:**
    - a. Sidewalk Gift Account draft regulation
  - 11C. SITE PLAN REVIEW COMMITTEE:**
  - 11D. SUBDIVISION COMMITTEE:**
- 12. PENDING MINUTES:**
- a. September 12, 2016 (previously distributed)
  - b. September 26, 2016 (previously distributed)
  - c. October 3, 2016 (previously distributed)
- 13. SRPEDD DELEGATE’S REPORT:**
- a. Report/update from Melinda Kwart
- 14. UPCOMING PUBLIC HEARING, BUSINESS MEETING AND COMMITTEE MEETING SCHEDULE:**
- a. **Vote to hold Joint Public Hearing with Municipal Council** on November 1, 2016 at 7:00 p.m. relative to the rezoning petition to amend the following sections of the ZONING ORDINANCE: §17-3.4(#11) TABLE OF USE REGULATIONS – WHOLESALE, TRANSPORTATION, AND INDUSTRIAL and §17-11.0 DEFINITIONS.
  - b. Planning Board regular meeting scheduled for November 1, 2016 at 6:30 p.m. in the Mayor’s Conference Room.
  - c. Planning Board regular meeting scheduled for November 21, 2016 at 6:30 p.m. in the Council Chambers.
- 15. RECENTLY FILED APPLICATIONS/OTHER:**
- a. Memorandum from Planning Board member Jim Lewis, received via email September 22, 2016, to the Planning Board and staff, relative to the §17-13.0 WATER RESOURCES PROTECTION DISTRICT.